

Fill in this information to identify the case:

Debtor 1 Heather Marie Banhidy

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: Northern District of Ohio

Case number 19-17543-jps

Official Form 410S1**Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association
Name of creditor: as Trustee of the Tiki Series III Trust

Court claim no. (if known): 2-2

Last 4 digits of any number you use to
identify the debtor's account: 4 5 1 1

Date of payment change:
Must be at least 21 days after date of this notice 05/01/2021

New total payment: \$ 1,544.67
Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment**1. Will there be a change in the debtor's escrow account payment?**

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 614.48 New escrow payment: \$ 724.77

Part 2: Mortgage Payment Adjustment**2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____% New interest rate: _____%

Current principal and interest payment: \$ _____ New principal and interest payment: \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.
(Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____ New mortgage payment: \$ _____

Debtor 1

Heather Marie Banhidy

First Name Middle Name Last Name

Case number (if known) 19-17543-jps**Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/ Molly Slutsky Simons

Signature

Date 03/26/2021

Print:

Molly Slutsky Simons

First Name Middle Name Last Name

Title Attorney for Creditor

Company

Sottile & Barile, Attorneys at Law

Address

394 Wards Corner Road, Suite 180

Number Street

Loveland

City

OH

State

45140

ZIP Code

Contact phone

513-444-4100Email bankruptcy@sottileandbarile.com

STEPHEN F BANHIDY
 C/O JAMES M MCCLAIN
 105 COURT ST UNIT 321
 ELYRIA OH 44035

Analysis Date: March 22, 2021

Property Address: 27226 COOK ROAD OLMSTED FALLS, OH 44138

Final

Loan: XXXXXXXXXX

Annual Escrow Account Disclosure Statement
Account History

This is a statement of actual activity in your escrow account from Jan 2020 to Apr 2021. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information	Current:	Effective May 01, 2021:
Principal & Interest Pmt:	819.90	819.90
Escrow Payment:	614.48	724.77
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$1,434.38	\$1,544.67

Escrow Balance Calculation	
Due Date:	Apr 01, 2021
Escrow Balance:	(1,641.12)
Anticipated Pmts to Escrow:	614.48
Anticipated Pmts from Escrow (-):	0.00
Anticipated Escrow Balance:	(\$1,026.64)

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	1,229.01	(11,231.15)
Jan 2020	614.48				*	1,843.49	(11,231.15)
Jan 2020				3,390.12	* County Tax	1,843.49	(14,621.27)
Feb 2020	614.48				*	2,457.97	(14,621.27)
Mar 2020	614.48	2,153.43			*	3,072.45	(12,467.84)
Apr 2020	614.48	717.81			*	3,686.93	(11,750.03)
May 2020	614.48	717.81			*	4,301.41	(11,032.22)
May 2020		1,547.38			* Escrow Only Payment	4,301.41	(9,484.84)
Jun 2020	614.48	717.81	1,289.00	1,351.00	* Homeowners Policy	3,626.89	(10,118.03)
Jun 2020		648.18			* Escrow Only Payment	3,626.89	(9,469.85)
Jul 2020	614.48	717.81	2,694.68	3,538.87	* County Tax	1,546.69	(12,290.91)
Jul 2020		648.18			* Escrow Only Payment	1,546.69	(11,642.73)
Aug 2020	614.48	717.81			*	2,161.17	(10,924.92)
Aug 2020		839.18			* Escrow Only Payment	2,161.17	(10,085.74)
Sep 2020	614.48				*	2,775.65	(10,085.74)
Sep 2020		695.93			* Escrow Only Payment	2,775.65	(9,389.81)
Oct 2020	614.48	717.81			*	3,390.13	(8,672.00)
Oct 2020		695.93			* Escrow Only Payment	3,390.13	(7,976.07)
Nov 2020	614.48	1,435.62			*	4,004.61	(6,540.45)
Dec 2020	614.48		3,390.12		* County Tax	1,228.97	(6,540.45)
Dec 2020		6,944.68			* Escrow Only Payment	1,228.97	404.23
Dec 2020				695.93	* Escrow Only Payment	1,228.97	(291.70)

Jan 2021	614.48	*	1,228.97	322.78
Jan 2021	614.48	*	1,228.97	937.26
Jan 2021		3,807.34 * County Tax	1,228.97	(2,870.08)
Feb 2021	614.48	*	1,228.97	(2,255.60)
Mar 2021	614.48	*	1,228.97	(1,641.12)
		Anticipated Transactions	1,228.97	(1,641.12)
Apr 2021	614.48			(1,026.64)
	<u>\$7,373.76</u>	<u>\$22,987.77</u>	<u>\$7,373.80</u>	<u>\$12,783.26</u>

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 7,373.80. Under Federal law, your lowest monthly balance should not have exceeded 1,228.97 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

**Annual Escrow Account Disclosure Statement
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	(1,026.64)	4,165.10
May 2021	724.77			(301.87)	4,889.87
Jun 2021	724.77	1,351.00	Homeowners Policy	(928.10)	4,263.64
Jul 2021	724.77	3,538.87	County Tax	(3,742.20)	1,449.54
Aug 2021	724.77			(3,017.43)	2,174.31
Sep 2021	724.77			(2,292.66)	2,899.08
Oct 2021	724.77			(1,567.89)	3,623.85
Nov 2021	724.77			(843.12)	4,348.62
Dec 2021	724.77			(118.35)	5,073.39
Jan 2022	724.77	3,807.34	County Tax	(3,200.92)	1,990.82
Feb 2022	724.77			(2,476.15)	2,715.59
Mar 2022	724.77			(1,751.38)	3,440.36
Apr 2022	724.77			(1,026.61)	4,165.13
	<u>\$8,697.24</u>	<u>\$8,697.21</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 1,449.54. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 1,449.54 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is (1,026.64). Your starting balance (escrow balance required) according to this analysis should be \$4,165.10. This means you have a shortage of 5,191.74. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to do nothing.

We anticipate the total of your coming year bills to be 8,697.21. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation

Unadjusted Escrow Payment	724.77
Surplus Amount:	0.00
Shortage Amount:	0.00
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$724.77</u>

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF OHIO
CLEVELAND DIVISION**

In Re:

Case No. 19-17543-jps

Heather Marie Banhidy

Chapter 13

Debtor.

Judge Jessica E. Price Smith

CERTIFICATE OF SERVICE

I certify that on March 26, 2021, a true and correct copy of this Notice of Mortgage Payment Change was served:

Via the Court's ECF System on these entities and individuals who are listed on the Court's Electronic Mail Notice List:

William J. Balena, Debtors' Counsel
docket@ohbksource.com

Lauren A. Helbling, Chapter 13 Trustee
ch13trustee@ch13cleve.com

Office of the U.S. Trustee
(registeredaddress)@usdoj.gov

And by regular U.S. Mail, postage pre-paid on:

Heather Marie Banhidy, Debtor
27226 Cook Road
Olmsted Township, OH 44138

Respectfully Submitted,

/s/ Molly Slutsky Simons

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